

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**

MEETING MINUTES

Date: August 12, 2010

Meeting No: 114

Project: UMB Biopark Proposed Replacement PUD

Phase: Continued Master Plan

Location: West Baltimore

PRESENTATION:

After Jane Shaab of UMBiopark introduced Architect Charlie Wilson of Ayers Saint Gross, he reviewed the changes to the Master Plan since the last meeting. Items included:

- Maintaining the proposed height limit of the MLK signature building “G” to 8-10 stories.
- Eliminating the curb cut formerly proposed on Baltimore Street to the proposed garage expansion (building “C”) in support of a strong, ordered and continuous street treeline;
- Restricting the height of the Hollins Street portion of building “D” (formerly building “E”) to no more than 5 floors;
- Reducing a portion of the new garage building “F” from a permitted height of 6 floors to 5 floors.

In addition the concepts of the open spaces, pedestrian pathways, and servicing areas were discussed.

RECOMMENDATIONS OF THE PANEL:

The Panel was pleased with actions taken by the design team and unanimously complimented the decision for a strong order of street trees on Baltimore Street and the reduction in heights for portions of buildings transitioning to residential scale. In addition the nature and intended uses of the different open spaces was presented and positively received. The comparison of the proposed open spaces with other existing and similar spaces within the campus was appreciated.

Other points of discussion:

1. Stronger designation of the “signature” building “G” (at MLK and Baltimore) so that it might fulfill its intended role as an important urban icon and “raise the bar” of architectural design quality for the Biopark and the City.
2. Continuing concern that insufficient purposeful variation in the overall massing of the complex may not be assured even though it has repeatedly been stated in earlier presentations as an important goal.

Three community members spoke reflecting their general support of the revised plan but indicated their own lack of full agreement regarding building “G”.

PANEL ACTION:

The Replacement PUD Master Plan was approved with comments

Attending:

Jane Shaab – UMB Biopark

Steve Hanssen - Wexford

Charlie Wilson – ASG

Susan Williams – STV

Jane Buccheri , Bill Green – Hollins Roundhouse

Ted Naos – 907 West Baltimore Street Owner

Messrs. Bowden, Britt, Cameron and Ramberg – Panel

Tom Stosur, Anthony Cataldo– Planning